

Continental Lawyers Title Company

ORDER NO. 4085055-39

SCHEDULE A

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

MCDONNELL DOUGLAS CORPORATION, A CORPORATION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT 4983, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 80 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, AS DESCRIBED IN THAT CERTAIN DEED TO THE UNITED STATES OF AMERICA, RECORDED AS DOCUMENT 1720 IN BOOK 40472 PAGE 23 OF OFFICIAL RECORDS, OF SAID LOS ANGELES COUNTY; THENCE WESTERLY ALONG THE LINE DESCRIBED IN PARCEL "A" OF SAID DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS 1050 FEET; THENCE SOUTH 0° 02' 40" EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 780 FEET; THENCE NORTH 89° 59' 31" WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1887.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY FILED IN BOOK 52 PAGE 47 RECORDS OF SURVEY OF SAID LOS ANGELES COUNTY; THENCE NORTH 0° 22' 04" WEST 1230.35 FEET ALONG SAID EASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL NO. 1 OF THE QUITCLAIM DEED OF HARVEY ALUMINUM, INC., IN BOOK D-586 PAGE 796, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, HAVING A BEARING OF SOUTH 89° 37' 56" WEST, AND A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 37' 56" EAST, 10.00 FEET; THENCE CONTINUING ALONG THE LINE DESCRIBED IN PARCEL NO. 1 OF SAID DEED RECORDED IN BOOK D-586 PAGE 796 OF SAID OFFICIAL RECORDS SOUTH 0° 22' 04" EAST 172.51 FEET; THENCE NORTH 89° 37' 56" EAST 6.55 FEET; THENCE SOUTH 0° 22' 04" EAST 84.12 FEET; THENCE SOUTH 45° 11' 14" EAST 158.41 FEET; THENCE NORTH 89° 59' 41" EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED IN BOOK D-586 PAGE 796; THENCE NORTH 89° 58' 11" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, 33.60 FEET; THENCE ALONG THE EASTERLY LINE OF SAID

PARCEL NO. 2 NORTH 0° 02' 12" WEST 2731.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 403.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 15' 34" A DISTANCE OF 276.14 FEET TO A POINT, A RADIAL THROUGH SAID POINT BEARS NORTH 50° 56' 38" WEST, THENCE LEAVING SAID CURVE NORTH 0° 02' 44" WEST 161.13 FEET TO A POINT IN THE SOUTHERLY LINE OF 190TH STREET 66 FEET WIDE, AS SHOWN IN BOOK 52 PAGE 47 RECORD OF SURVEY OF SAID LOS ANGELES COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL NO. 2 OF SAID QUITCLAIM DEED RECORDED IN BOOK D-586 PAGE 796; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET NORTH 89° 56' 46" EAST 1729.56 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FIRST-MENTIONED 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID WESTERLY LINE OF SAID 50-FOOT RIGHT-OF-WAY SOUTH 0° 02' 40" EAST 3232.35 FEET TO THE POINT OF BEGINNING.

SCHEDULE A-1

REQUIREMENT NO. 1:

BEFORE ISSUING ITS POLICY OF TITLE INSURANCE, THIS COMPANY WILL REQUIRE EVIDENCE, SATISFACTORY TO THE COMPANY THAT MCDONNELL DOUGLAS CORPORATION, A CORPORATION

(A) IS VALIDLY FORMED ON THE DATE WHEN DOCUMENTS IN THIS TRANSACTION ARE TO BE SIGNED; AND

(B) IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OR COUNTRY WHERE THE CORPORATION WAS FORMED.

ESCROW COMMENTS: _____

REQUIREMENT NO. 2

THIS COMPANY WILL REQUIRE THE FOLLOWING TO INSURE A LOAN BY OR A CONVEYANCE FROM, THE ENTITY NAMED BELOW:

MCDONNELL DOUGLAS CORPORATION, A CORPORATION

(A) A COPY OF THE CORPORATION BY-LAWS OR ARTICLES

(B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION.

ESCROW COMMENTS: _____

REQUIREMENT NO. 3

THIS COMPANY IS REQUIRING THAT THE ATTACHED "OWNERS INFORMATION STATEMENT" BE COMPLETED BY THE OWNER OF THE ESTATE DESCRIBED OR REFERRED TO IN SCHEDULE A, IMMEDIATELY PRIOR TO THE CLOSE OF THIS TRANSACTION AND RETURNED TO US FOR OUR APPROVAL.

THE PURPOSE OF THE OWNERS INFORMATION STATEMENT IS TO PROVIDE THIS COMPANY WITH CERTAIN INFORMATION THAT CANNOT NECESSARILY BE ASCERTAINED BY MAKING A PHYSICAL INSPECTION OF THE LAND. PLEASE CONTACT US IN THE EVENT YOU REQUIRE ASSISTANCE IN COMPLETING SAID OWNERS INFORMATION STATEMENT.

ESCROW COMMENTS: _____

NOTE NO. 1: IF YOU ARE AWARE OF ANY IMPROVEMENTS WHATSOEVER THAT HAVE BEEN RECENTLY COMPLETED, THAT ARE ONGOING, OR CONTEMPLATED PRIOR TO CLOSING, THIS OFFICE MUST BE INFORMED OF THESE FACTS IMMEDIATELY SO THAT YOUR TRANSACTION IS NOT DELAYED.

NOTE NO. 2: THERE ARE NO CONVEYANCES AFFECTING SAID LAND, RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF THIS REPORT.

NOTE NO. 3: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC (NOT SHORT-TERM) TITLE INSURANCE RATE.

TAX ADVANCE NOTE:

IN ORDER TO PROPERLY APPLY ANY PAYMENTS FOR REAL PROPERTY TAXES IN AN EFFICIENT AND TIMELY MANNER, THIS OFFICE SHOULD BE SENT THE TAX BILLS WHICH ARE IN THE POSSESSION OF THE OWNER(S), PRIOR TO THE CLOSE OF THIS TRANSACTION. THIS OFFICE WILL THEN BE ABLE TO FORWARD SAID BILLS ALONG WITH THE NECESSARY PAYMENT. IT HAS BEEN DETERMINED THAT DELAYS IN CONFIRMING TAX PAYMENTS ARE GREATLY MINIMIZED WHEN THE TAX BILLS ARE FORWARDED TO THE L. A. COUNTY TAX COLLECTOR ALONG WITH THE REQUISITE PAYMENTS.

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Continental Lawyers Title Company

EFFECTIVE JULY 1, 1991, PURSUANT TO ORDINANCE NO. 166976, THE CITY DOCUMENTARY TRANSFER TAX WILL BE \$2.25 FOR EACH \$500.00 OR FRACTIONAL PART THEREOF. (\$4.50 PER \$1,000.00) ON TRANSFERS OF PROPERTIES LOCATED IN THE CITY OF LOS ANGELES (EXCLUSIVE OF THE VALUE OF ANY LIEN OR ENCUMBRANCE REMAINING THEREON AT THE SAME TIME OF SALE).

THIS IS IN ADDITION TO THE NORMAL DOCUMENTARY TRANSFER TAX OF \$1.10 PER THOUSAND.

IT IS IMPERATIVE THAT WE IMMEDIATELY FORM THE HABIT OF CHECKING THE CITY ON ALL TRANSFER DOCUMENTS IN ORDER TO IMPLEMENT THIS NEW PROCEDURE ON ALL DOCUMENTS RECORDED JULY 1, 1991 OR SUBSEQUENTLY.

ORDER NUMBER: _____

OWNERS INFORMATION STATEMENT

THE UNDERSIGNED OWNER HEREBY STATES THAT THERE ARE NO UNRECORDED LEASES OR AGREEMENTS AFFECTING THE PROPERTY DESCRIBED IN THE ABOVE REFERENCED PRELIMINARY REPORT AND THAT THERE IS NO ONE IN POSSESSION OR ENTITLED TO POSSESSION OF SAID PROPERTY OTHER THAN THE VESTEE SHOWN IN SAID PRELIMINARY REPORT EXCEPT: _____

_____.

THE UNDERSIGNED OWNER STATES THAT TO HIS KNOWLEDGE THERE ARE NO LIENS OR RIGHTS TO LIENS UPON SAID PROPERTY FOR LABOR, SERVICES AND MATERIALS FOR WORK CONTRACTED FOR AND COMPLETED BY AN OWNER, LESSEE, SUB-LESSEE OR TENANT WITHIN THE LAST YEAR OR WHICH IS NOW IN PROGRESS EXCEPT: _____

_____.

THIS STATEMENT IS MADE IN CONNECTION WITH THE REQUEST TO CONTINENTAL LAWYERS TITLE COMPANY AND/OR LAWYERS TITLE INSURANCE CORPORATION TO ISSUE ITS POLICY(S) OF TITLE INSURANCE WITH RESPECT TO THE ABOVE-REFERENCED ORDER NUMBER.

OWNER _____

*IF NONE, STATE (NONE)

ADDRESS _____

DATE _____

SIGN AND RETURN

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 1991 - 1992 WHICH ARE A LIEN NOT YET PAYABLE.

B. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR 1990 - 1991

1ST INSTALLMENT: \$1,404,929.31
2ND INSTALLMENT: \$525.752.05

HOMEOWNERS EXEMPTION: \$NONE
LAND: \$12,305,817.00
IMPROVEMENTS: \$36,053.382.00
PERSONAL PROPERTY: \$131,076,637.00

CODE AREA: 309
ASSESSMENT NO: 7351-3-14

C. SUPPLEMENTAL TAX, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, FOR THE FISCAL YEAR 1987 - 1988.

1ST INSTALLMENT: \$871,414.42 PAID
2ND INSTALLMENT: \$503,905.20
ALL DUE AND PAYABLE: "NOW", DELINQUENT, APRIL 10, 1991
PENALTY: \$50,400.52

D. SUPPLEMENTAL TAX, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, FOR THE FISCAL YEAR 1988 - 1989.

1ST INSTALLMENT: \$867,667.91 PAID
2ND INSTALLMENT: \$583,052.32
ALL DUE AND PAYABLE: "NOW", DELINQUENT, APRIL 10, 1991
PENALTY: \$58,315.23

E. SUPPLEMENTAL TAX, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, FOR THE FISCAL YEAR 1989 - 1990.

1ST INSTALLMENT: \$995,943.28 PAID
2ND INSTALLMENT: \$571,919.89
ALL DUE AND PAYABLE: "NOW", DELINQUENT, APRIL 10, 1991
PENALTY: \$57,201.98

F. SUPPLEMENTAL ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE

TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A.

G. SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: GENERAL PETROLEUM CORPORATION OF CALIFORNIA
PURPOSE: OIL PIPE LINE
RECORDED: JUNE 9, 1927 AS INSTRUMENT NO. 479 IN BOOK 4802 PAGE 236, OFFICIAL RECORDS
AFFECTS: OVER THE SOUTHERLY 30 FEET

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: HUGHES MITCHELL PROCESSES, INCORPORATED
PURPOSE: SEWAGE
RECORDED: JUNE 7, 1938 AS INSTRUMENT NO. 662, IN BOOK 15827 PAGE 169, OFFICIAL RECORDS
AFFECTS: OVER THE STRIP OF LAND DESCRIBED AS FOLLOWS:

A 5 FOOT STRIP OF LAND EXTENDING FROM A LINE PARALLEL WITH AND DISTANT 1100 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF NORMANDIE AVENUE, 66 FEET IN WIDTH, TO THE EASTERLY LINE OF WESTERN AVENUE AND LYING NORTHERLY OF AN ARC CONTIGUOUS TO A LINE PARALLEL WITH AND DISTANT 30 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY BOUNDARY OF TRACT NO. 4983 AS PER MAP RECORDED IN BOOK 58 PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: DOMINQUEZ ESTATE COMPANY
PURPOSE: WATER DISTRIBUTION SYSTEM OF DOMINQUEZ WATER CORPORATION
RECORDED: DECEMBER 12, 1941 AS INSTRUMENT NO. 757, N BOOK 18922 PAGE 397, OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 40 FEET OF SAID LAND

4. EASEMENT OVER AND UPON SUCH OF THE PRESENTLY EXISTING RAILROAD FACILITIES ON SAID LAND TO CONNECT THE SPUR TRACT PRESENTLY EXISTING ON ADJACENT LAND COMMONLY KNOWN AS THE "BOHN ALUMINUM TRACT" ALSO AN EASEMENT FOR THE BENEFIT OF SAID BOHN ALUMINUM TRACT TO DISPOSE OF SEWAGE THROUGH THE SEWER SYSTEM PRESENTLY EXISTING IN SAID PARCEL A, ALSO AN EASEMENT TO USE THE PRESENTLY EXISTING ELECTRIC POWER LINE SYSTEMS INSTALLED ON SAID LAND NOW CONNECTED TO AND SERVING SAID BOHN ALUMINUM TRACT, TO THE EXTENT REASONABLY NECESSARY FOR THE SUPPLY OF ELECTRIC POWER REQUIRED BY OPERATIONS FROM TIME TO TIME CONDUCTED ON SAID BOHN ALUMINUM TRACT, TOGETHER WITH THE RIGHT OF NECESSARY INGRESS TO AND EGRESS FROM SAID PARCEL A, FOR THE PURPOSE OF MAINTAINING AND REPAIRING THE CONNECTIONS FROM SAID SYSTEM TO SAID BOHN ALUMINUM TRACT, AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION, A CORPORATION, ACTING BY AND THROUGH WAR ASSETS ADMINISTRATION, IN DEED TO COLUMBIA STEEL COMPANY, A CORPORATION DATED DECEMBER 21, 1948, RECORDED DECEMBER 22, 1948 AS INSTRUMENT NO. 1997 IN BOOK 29335 PAGE 142, OFFICIAL RECORDS.

5. AN EASEMENT UPON, ALONG AND UNDER THE HEREINAFTER DESCRIBED STRIP OF LAND FOR THE PURPOSE OF USING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING AND REPLACING THEREON AND REMOVING THEREFROM, TWO PRESENTLY EXISTING UNDERGROUND PIPE LINES FOR THE TRANSMISSION OF BUTYLENSES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID STRIP OF LANDS OVER A ADJACENT LANDS OF THE GRANTEE AT ALL REASONABLE TIMES.

 SAID STRIPS OF LAND BEING GENERALLY DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH, THE CENTER LINE OF WHICH BEGINS AT A POINT IN THE EASTERLY LINE OF PARCEL 2 IN MAP FILED APRIL 16, 1942 IN BOOK 52 AT PAGE 47 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT OF BEGINNING BEING SITUATED 5 FEET SOUTHERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF 190TH STREET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF 190TH STREET, NORTH 89° 56' 46" EAST 1206.56 FEET THENCE SOUTH 63° 22' 27" EAST 222.7 FEET; THENCE NORTH 89° 56' 46" EAST, 443.5 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF NORMANDIE AVENUE, SOUTH 0° 07' 40" EAST 1351.8 FEET; THENCE NORTH 89° 57' 20" EAST 5.5 FEET TO THE WESTERLY LINE OF THE PACIFIC ELECTRIC RIGHT OF WAY; AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION, A CORPORATION, ACTING BY AND THROUGH WAR ASSETS ADMINISTRATION, IN THE LAST ABOVE MENTIONED DEED.

6. AN EASEMENT IN, ON AND ALONG THE DRAINAGE DITCH PRESENTLY EXISTING UPON AND ACROSS SAID LAND AND LYING WITHIN THE NORTHERLY 50 FEET THEREOF FOR THE PURPOSE OF DISCHARGING INTO SAID DITCH STORM WATERS WHICH NATURALLY DRAIN THEREIN, AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION, A CORPORATION, ACTING BY AND THROUGH WAR ASSETS ADMINISTRATION IN THE LAST ABOVE MENTIONED DEED.

7. COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR, OR CREED) AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

8. A RIGHT OF WAY AND EASEMENT OVER PORTION OF SAID LAND TO LAY, INSTALL, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW AND REMOVE A SINGLE PIPE LINES NOT GREATER THAN 8 INCHES IN DIAMETER OR NOT MORE THAN 2 PIPE LINES EACH NOT GREATER THAN 6 INCHES IN DIAMETER FOR CONVEYING OF HYDROCARBON SUBSTANCE IN LIQUID OR GASEOUS STATE, INCLUDING STYRENE, PROVIDED THAT IF GRANTEE SHALL ELECT TO INSTALL 2 PIPE LINES AS HEREIN PROVIDED, THEY SHALL BE NESTED ONE ABOVE THE OTHER IN, UNDER, ALONG AND ACROSS THAT CERTAIN PIECE OF PROPERTY 3 FEET IN WIDTH SITUATED IN LOS ANGELES COUNTY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

A LINE EXTENDING FROM A LINE PARALLEL WITH AND DISTANT 1100.0 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF NORMANDIE AVENUE 66.0 FEET IN WIDTH TO THE EASTERLY LINE OF WESTERN AVENUE AND LYING NORTHERLY OF AN CONTIGUOUS TO A LINE PARALLEL WITH AND DISTANT 8.0 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY BOUNDARY OF TRACT NO. 4983, IN THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 58 PAGE 80 OF MAPS, AS GRANTED TO THE DOW CHEMICAL COMPANY, A CORPORATION, IN DEED FROM COLUMBIA STEEL COMPANY, A CORPORATION, RECORDED MARCH 25, 1952 AS INSTRUMENT NO. 3314, IN BOOK 38552 PAGE 294, OFFICIAL RECORDS.

SAID DEED RECITES THAT THIS AGREEMENT AND THE RIGHTS AND PRIVILEGES HEREIN GRANTED SHALL TERMINATE IN THE EVENT GRANTEE SHALL FAIL FOR A PERIOD OF ONE YEAR TO MAINTAIN AND OPERATE SAID PIPE LINE OR LINES.

9. AN UNRECORDED EASEMENT OF RIGHT OF WAY FOR A TELEPHONE LINE ALONG WESTERN AVENUE, AS CONVEYED BY COLUMBIA STEEL COMPANY TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT DATED NOVEMBER 15, 1949 AS DISCLOSED BY DEED FROM UNITED STATES STEEL COMPANY RECORDED DECEMBER 10, 1952 AS INSTRUMENT NO. 1720 IN BOOK 40472 PAGE 23, OFFICIAL RECORDS.

AFFECT PARCEL 1.

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE:

LOS ANGELES COUNTY SANITATION DISTRICTS
SEWER PIPE LINES

RECORDED:

DECEMBER 16, 1957 AS INSTRUMENT NO. 3752,
IN BOOK 56260 PAGE 290, OFFICIAL RECORDS

AFFECTS:

THE PORTION OF SAID LAND

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE:

CITY OF LOS ANGELES, A MUNICIPAL CORPORATION
CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF A TRAFFIC SIGNAL AND CONTROL SYSTEM

RECORDED:

MAY 13, 1958 AS INSTRUMENT NO. 3669, IN BOOK D-98 PAGE 972, OFFICIAL RECORDS

AFFECTS:

THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED PARCEL

A PARCEL OF LAND IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY CALIFORNIA, IN PART OF RANCHO SAN PEDRO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF 190TH STREET 66 FEET WIDE AND NORMANDIE AVENUE 66 FEET WIDE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY, THENCE ALONG SAID CENTER LINE SOUTH 89° 56' 46" WEST 1185 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 0° 03' 14" EAST 36.00 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS OF SAID COUNTY, THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 30° 54' 35" WEST 58.26 FEET; THENCE SOUTH 89° 56' 46" WEST 70.00 FEET; THENCE NORTH 31° 01' 04" WEST 58.28 FEET TO SAID NORTH LINE; THENCE NORTH 89° 56' 46" EAST FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.115 ACRES MORE OR LESS, AS GRANTED TO THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, BY A DEED RECORDED MAY 13, 1958 AS INSTRUMENT NO. 3669, IN BOOK D-98 PAGE 972, OFFICIAL RECORDS.

SUBJECT TO CERTAIN PROVISIONS AND CONDITIONS AS CONTAINED IN SAID DEED.

12. COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS BASED ON RACE, COLOR, OR CREED) AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.
13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

PURPOSE:

STANDARD OIL COMPANY OF CALIFORNIA
UNDERGROUND PIPE LINES

RECORDED:

MARCH 21, 1960 AS INSTRUMENT NO. 3902, IN BOOK D-787 PAGE 769, OFFICIAL RECORDS

AFFECTS:

A STRIP OF LAND FIVE FEET IN WIDTH IN THE RANCHO SAN PEDRO IN LOS ANGELES COUNTY, CALIFORNIA BEING A PORTION OF PARCELS 1 AND 4, AS SHOWN ON MAP FILED APRIL 16, 1942 IN BOOK 52, PAGE 47 OF RECORDS OF SURVEYS, RECORDS OF SAID LOS ANGELES COUNTY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 4, SAID POINT BEING 5.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID PARCEL 4; THENCE NORTH 89° 56' 46" EAST 1206.56 FEET ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 5.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCELS 4 AND 1; THENCE SOUTH 64° 38' 39" EAST 221.40 FEET; THENCE NORTH 89° 56' 46" EAST 443.90 FEET; MORE OR LESS TO A POINT WHICH IS 6.50 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 6.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 6.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 1358.36 FEET; THENCE NORTH 89° 57' 20" EAST 6.50 FEET TO THE EASTERLY LINE OF SAID LAND.

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY
- PURPOSE: SEWER PIPE LINE
- RECORDED: OCTOBER 5, 1962 AS INSTRUMENT NO. 4494, IN BOOK D-1780 PAGE 570, OFFICIAL RECORDS
- AFFECTS: A FIFTEEN (15) FOOT STRIP OF LAND BEING THE WESTERLY 15 FEET OF THE EASTERLY 35 FEET OF THAT PORTION OF THE RANCHO SAN PEDRO CONVEYED TO COLUMBIA STEEL COMPANY, A CORPORATION, BY QUITCLAIM DEED RECORDED IN BOOK 29335 PAGE 142, OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, SAID PORTION OF THE RANCHO SAN PEDRO BEING DESCRIBED AS PARCEL "A" IN THE AFORESAID DEED, AND ALSO A FIVE FOOT STRIP OF LAND BEING THE WESTERLY 5 FEET OF THE EASTERLY 40 FEET OF THE SOUTHERLY 580 FEET OF SAID PARCEL "A"

15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: SEWER
RECORDED: OCTOBER 5, 1962 AS INSTRUMENT NO. 4495, IN
BOOK D-1780 PAGE 576, OFFICIAL RECORDS

AFFECTS: PARCEL 1:

A STRIP OF LAND TEN (10) FEET IN WIDTH LYING NORTHERLY AND ADJACENT TO
THE NORTHERLY BOUNDARY LINE OF TRACT NO. 4983, AS SHOWN ON MAP
RECORDED IN BOOK 58 PAGES 80 TO 85 INCLUSIVE OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY OF LOS ANGELES, EXTENDING FROM A
POINT THAT IS DISTANT WESTERLY 350.00 FEET ALONG THE NORTHERLY
BOUNDARY LINE OF SAID TRACT FROM THE NORTHEASTERLY CORNER OF LOT 15,
BLOCK 70 AS SHOWN ON MAP OF SAID TRACT, TO THE EASTERLY LINE OF
WESTERN AVENUE.

PARCEL 2:

A STRIP OF LAND TWENTY (20) FEET IN WIDTH LYING FIFTEEN (15) FEET
WESTERLY AND FIVE (5) FEET EASTERLY OF THE FOLLOWING DISCRIBED LINE.

BEGINNING AT A POINT THAT IS DISTANT WESTERLY 335.00 FEET ALONG THE
NORTHERLY BOUNDARY LINE OF SAID TRACT NO. 4983 FROM THE NORTHEASTERLY
CORNER OF LOT 15, BLOCK 70 AS SHOWN ON MAP OF SAID TRACT; THENCE NORTH
0° 10' 11" WEST 2480.00 FEET.

16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT
GRANTED TO: HARVEY ALUMINUM (INCORPORATED), A
CALIFORNIA CORPORATION
PURPOSE: RAILROAD SPURS
RECORDED: JUNE 9, 1964 AS INSTRUMENT NO. 4500, IN
BOOK D-2503 PAGE 102, OFFICIAL RECORDS

AFFECTS: THE PORTION OF SAID LAND STATED THEREIN

17. A COVENANT AND AGREEMENT
EXECUTED BY: NOT SHOWN
IN FAVOR OF: CITY OF LOS ANGELES
RECORDED: SEPTEMBER 12, 1973 AS INSTRUMENT NO. 3286
IN BOOK M-4465 PAGE 819, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

FOR AN OVER-SIZED BUILDING

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

18. AN EASEMENT AS GRANTED TO CITY OF TORRANCE, A MUNICIPAL CORPORATION, IN DEED RECORDED OCTOBER 21, 1957 IN BOOK 55899 PAGE 350, OFFICIAL RECORDS, FOR A PERIOD NOT TO EXCEED 50 YEARS FROM JUNE 12, 1957 FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAFFIC SIGNAL AND CONTROL SYSTEM, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESTERN AVENUE 100 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 4983, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND THE CENTERLINE OF 203RD STREET, 60 FEET WIDE, AS SHOWN ON MAP RECORDED IN BOOK 58 PAGE 80 OF MAPS, OF SAID TRACT; THENCE NORTH 0° 22' 04" WEST 948.86 FEET ALONG THE CENTERLINE OF SAID WESTERN AVENUE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY, THENCE NORTH 89° 37' 56" EAST 40.00 FEET TO THE WESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES, AS SHOWN ON SAID RECORD OF SURVEY, THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CITY BOUNDARY LINE, NORTH 89° 37' 56" EAST 75.00 FEET; THENCE NORTH 0° 22' 04" WEST 60.00 FEET; THENCE SOUTH 89° 37' 56" WEST 75.00 FEET TO SAID CITY BOUNDARY LINE; THENCE SOUTH 0° 22' 04" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.1 ACRES MORE OR LESS.

THE LOCATION OF THIS EASEMENT BEING MORE PARTICULARLY SET FOR ON A MAP ENTITLED "MASTER SHORE STATION DEVELOPMENT PLAN LOCATION B-6 SHEET 6 OF 9".

19. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSE.

IN FAVOR OF:

HARVEY ALUMINUM (INCORPORATED)

FOR:

SEWER PIPE LINES

RECORDED:

OCTOBER 3, 1962 IN BOO D-1777 PAGE 638, OFFICIAL RECORDS

AFFECTS:

THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 5.00 FEET IN WIDTH, LYING 2.50 FEET MEASURED AT RIGHT ANGLES, ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

12-INCH SEWER PIPELINE, PARCEL NO. 1.

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2 BY DEED RECORDED AUGUST 28, 1959 IN BOOK D-586 PAGE 796, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 0° 02' 12" WEST, 445 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 57' 48" EAST 69.8 FEET, MORE OR LESS, TO THE CENTER OF AN EXISTING SANITARY SEWER MAN-HOLE.

12-INCH SEWER PIPELINE, PARCEL NO. 2.

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, BY DEED RECORDED AUGUST 28, 1959 IN BOOK D-586 PAGE 796, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 0° 02' 12" WEST, 1245 FEET FROM THE SOUTHEAST CORNER THEREON; THENCE NORTH 89° 57' 48" EAST 67.7 FEET MORE OR LESS, TO THE CENTER OF AN EXISTING SANITARY SEWER MAN-HOLE.

4-INCH SEWER PIPELINE, PARCEL NO. 3.

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2, BY DEED RECORDED AUGUST 28, 1959 IN BOOK D-586 PAGE 796, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 0° 02' 12" WEST 46.75 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 75' 48" EAST, 50.64 FEET; THENCE SOUTH 45° 02' 12" EAST, 40.00 FEET MORE OR LESS, TO THE CENTER OF AN EXISTING SANITARY SEWER MAN-HOLE.

20. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:

PURPOSE:

RECORDED:

AFFECTS:

CITY OF TORRANCE

**DISCHARGE OF STORM AND SURFACE DRAINAGE
WATERS INTO A DRAINAGE DITCH SITUATED
THEREON**

**OCTOBER 7, 1963 IN BOOK D-2209 PAGE 179,
OFFICIAL RECORDS**

**THE DRAINAGE DITCH PRESENTLY EXISTING UPON
AND ACROSS PARCEL 1 (REVISED) OF THE
PROPERTY KNOWN AS NAVAL WEAPONS INDUSTRIAL
RESERVE PLANT, TORRANCE, CALIFORNIA, AS
SHOWN ON THE PLAT DESIGNATED AS Y AND D
DWG, NO. 826476, SHEET 8, MARKED EXHIBIT
"A" HERETO ATTACHED AND HEREBY MADE A PART
HEREOF, SAID DRAINAGE DITCH LYING
SHOMEWHERE WITHIN A STRIP OF LAND, 50 FEET
WIDE, ALONG THE NORTHERLY BOUNDARY OF SAID
PARCEL 1 (REVISED) AND WHICH STRIP IS
DELINEATED IN RED ON SAID EXHIBIT "A"
WHICH EASEMENT IS FOR THE PURPOSE OF
DISCHARGING INTO SAID DITCH, STORM WATERS
WHICH NATURALLY DRAIN TO A POINT AT THE
INTERSECTION OF WESTERN AVENUE AND 190TH
STREET, IN THE CITY OF TORRANCE,
CALIFORNIA, AND WHICH STORM WATERS WILL
FLOW FROM SUCH POINT AT SAID INTERSECTION
THROUGH A PIPELINE CONNECTING WITH A DITCH
NOW EXISTING ON THE PROPERTY OF HARVEY
ALUMINUM INC., WHICH DITCH CONNECTS WITH
THE AFORESAID DITCH ON SAID PARCEL 1
(REVISED)**

21. A COVENANT AND AGREEMENT
EXECUTED BY:

MC DONNELL DOUGLAS CORPORATION, A
CORPORATION

IN FAVOR OF:

THE CITY OF LOS ANGELES

RECORDED:

JUNE 26, 1970 IN BOOK M-3518 PAGE 781,
OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

IN CONSIDERATION OF THE ISSUANCE BY THE CITY OF LOS ANGELES, OF A BUILDING PERMIT FOR THE CONSTRUCTION OF AN OVERSIZED BUILDING ON SAID PROPERTY, WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY, PURSUANT TO SECTION 91.0506(K) OF THE LOS ANGELES MUNICIPAL CODE, TO MAINTAIN ON SAID PROPERTY, A YARD OF 60 FEET IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY, AS SHOWN ON THE ATTACHED PLOT PLAN.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT SO LONG AS SAID OVERSIZED BUILDING SHALL REMAIN THEREON OR UNLESS OTHERWISE RELEASED BY AUTHORITY OF THE SUPERINTENDENT OF BUILDING OF THE CITY OF LOS ANGELES

22. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
AS SET FORTH IN A DOCUMENT
GRANTED TO:

STANDARD OIL COMPANY OF CALIFORNIA, A
CORPORATION AND STANDARD GASOLINE COMPANY,
A CORPORATION

PURPOSE:

TIME TO TIME TO LAY, CONSTRUCT, REPLACE,
RENEW, REPAIR, MAINTAIN, OPERATE, CHANGE
THE SIZE OF INCREASE THE NUMBER OF AND
REMOVE PIPE LINES AND APPURTENANCE
THEREOF, FOR THE TRANSPORTATION OF OIL,
PETROLEUM GAS, GASOLINE, WATER OR OTHER
SUBSTANCES, WITH THE RIGHT OF INGRESS AND
EGRESS TO AND FROM THE SAME, OVER AND
THROUGH, UNDER OR ALONG THAT CERTAIN
PARCEL OF LAND

RECORDED:

JUNE 12, 1970 AS INSTRUMENT NO. 3128,
OFFICIAL RECORDS

AFFECTS:

A STRIP OF LAND FIVE FEET IN WIDTH IN THE
RANCHO SAN PEDRO IN LOS ANGELES COUNTY,
CALIFORNIA, BEING A PORTION OF PARCEL 1,
AS SHOWN ON MAP FILED APRIL 16, 1942 IN
BOOK 52, PAGE 47 OF RECORD OF SURVEYS
RECORDS OF SAID LOS ANGELES COUNTY, THE
CENTER LINE OF WHICH IS DESCRIBED AS
FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF PARCEL 4, AS SHOWN ON SAID MAP FILED APRIL 16, 1942 SAID POINT BEING 5.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID PARCEL 4; THENCE NORTH 89° 56' 46" EAST 1206.56 FEET ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 5.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCELS 4 AND 1; THENCE SOUTH 64° 38' 39" EAST 25.61 FEET TO THE TRUE POINT OF BEGINNING OF SAID STRIP OF LAND FIVE FEET WIDE, SAID POINT OF BEGINNING BEING DISTANT SOUTHERLY 16.50 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL 1; THENCE EASTERLY 619.61 FEET, MORE OR LESS, ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 16.5 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHERLY LINE OF PARCEL 1 TO A POINT WHICH IS 6.50 FEET WESTERLY MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 6.50 FEET, MEASURED AT RIGHT ANGLES FROM SAID EASTERLY LINE OF A DISTANCE OF 88.49 FEET, MORE OR LESS, TO THE EASTERLY TERMINUS OF THAT CERTAIN BEARING AND DISTANCE RECITED AS NORTH 89° 56' 46" EAST 443.90 FEET IN THE GRANT OF EASEMENT DATED JANUARY 4, 1960 AND RECORDED IN BOOK D-787 PAGE 769, OF OFFICIAL RECORDS OF SAID COUNTY.

23. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN IN FAVOR OF:

FOR:

RECORDED:

AFFECTS:

CITY OF LOS ANGELES

FUTURE STREET OR HIGHWAY PURPOSES

NOVEMBER 25, 1970 AS INSTRUMENT NO. 2065

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED IN A PORTION OF THE 638.94 ACRE ALLOTMENT TO MARIA DE LOS REYES DOMINQUEZ HAD IN CASE NO. 3284 SUPERIOR COURT OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND, 50 FEET WIDE, LYING SOUTHERLY OF AND CONTIGUOUS TO A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 190TH STREET, 66 FEET WIDE, AND THE CENTER LINE OF NORMANDIE AVENUE, 66 FEET WIDE, AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 52 PAGE 47 RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER; THENCE WESTERLY ALONG SAID CENTER LINE OF 190TH STREET, 1812.56 FEET.

EXCEPTING THEREFROM THAT PORTION OF SAID RANCHO INCLUDED WITHIN PUBLIC STREET.

ALSO EXCEPTING THEREFROM, THAT PORTION INCLUDED WITHIN THE PACIFIC ELECTRIC RIGHT OF WAY, 50 FEET WIDE, AS RESERVED BY RECONSTRUCTION FINANCE CORPORATION ACTING BY AND THRU WAR ASSETS ADMINISTRATION, DESCRIBED IN DEED TO COLUMBIA STEEL COMPANY, RECORDED DECEMBER 22, 1948 IN BOOK 29335 PAGE 142, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER.

24. A COVENANT AND AGREEMENT

EXECUTED BY:

MCDONNELL DOUGLAS CORPORATION

IN FAVOR OF:

CITY OF LOS ANGELES

RECORDED:

SEPTEMBER 12, 1973 AS INSTRUMENT NO. 3286

WHICH AMONG OTHER THINGS PROVIDES:

AND IN CONSIDERATION OF THE ISSUANCE BY THE CITY OF LOS ANGELES OF A BUILDING PERMIT FOR THE CONSTRUCTION OF AN OVERSIZED BUILDING ON SAID PROPERTY, WE AGREE TO AND WITH SAID CITY, PURSUANT TO SECTION 91.0506(K) OF THE LOS ANGELES MUNICIPAL CODE, TO MAINTAIN ON SAID PROPERTY, A YARD OF SIXTY FEET IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY, AS SHOWN ON THE PLOT PLAN ATTACHED.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

25. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

PURPOSE:

RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT AND/OR REMOVE, GUY WIRE AND ANCHOR, MARCH 19, 1975 AS INSTRUMENT NO. 2734

RECORDED:

AFFECTS:

A STRIP OF LAND 2 FEET WIDE LYING WITHIN THAT PORTION OF THE RANCHO SAN PEDRO AS CONVEYED TO MCDONNELL DOUGLAS CORPORATION BY INSTRUMENT RECORDED ON APRIL 1, 1970 AS INSTRUMENT NO. 3728, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE EASTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION BY INSTRUMENT RECORDED ON APRIL 1, 1970, AS INSTRUMENT NO. 3728 OF OFFICIAL RECORDS THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION, A DISTANCE OF 548:00 FEET TO A POINT SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION THENCE SOUTHERLY AND PARALLEL WITH THE EAST WITH THE EAST LINE OF THE LANDS CONVEYED TO MCDONNELL DOUGLAS CORPORATION, A DISTANCE OF TWENTY-FIVE FEET.

26. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO:
- PURPOSE:
- RECORDED:
- AFFECTS:
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT, AND/OR REMOVE, STUB POLE, GUY WIRES AND ANCHORS
MARCH 19, 1975 AS INSTRUMENT NO. 2735
- A STRIP OF LAND 2 FEET WIDE LYING WITHIN THAT PORTION OF THE RANCHO SAN PEDRO, AS CONVEYED TO MCDONNELL DOUGLAS CORPORATION, BY INSTRUMENT RECORDED APRIL 1, 1970 AS INSTRUMENT NO. 3728, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE EASTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION BY INSTRUMENT RECORDED ON APRIL 1, 1970, AS INSTRUMENT NO. 3728 OF OFFICIAL RECORDS, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE LAND CONVEYED TO MCDONNELL DOUGLAS CORPORATION BEING ALSO THE WESTERLY LINE OF THE LANDS OF PACIFIC ELECTRIC RAILWAY COMPANY TWENTY-FIVE FEET.

27. AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN
- IN FAVOR OF:
- FOR:
- RECORDED:
- AFFECTS:
- CITY OF LOS ANGELES
PUBLIC STREET
DECEMBER 12, 1975 AS INSTRUMENT NO. 2937
THAT PORTION OF THE MARIA DE LOS REYES DOMINQUEZ 638.94 ACRE ALLOTMENT IN THE RANCHO SAN PEDRO, AS PER MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 100 FEET WIDE LYING 50 FEET ON EACH SIDE OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF NORMANDIE AVENUE WITH A LINE PARALLEL WITH AND DISTANT 16 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF 190TH STREET, AS SAID CENTER LINES ARE SHOWN ON MAP FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE WESTERLY ALONG SAID PARALLEL LINE 105 FEET; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1102 FEET, THROUGH A CENTRAL ANGLE OF 3° 35' 42" AN ARC DISTANCE OF 69.14 FEET; THENCE WESTERLY ALONG A LINE TANGENT TO SAID CURVE 186 FEET; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1102 FEET, THROUGH A CENTRAL ANGLE OF 3° 35' 42" AN ARC DISTANCE OF 69.14 FEET TO A POINT OF TANGENCY IN SAID CENTER LINE OF 190TH STREET.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND 50 FEET WIDE, SHOWN AS PACIFIC ELECTRIC RAILROAD RIGHT OF WAY ON SAID RECORD OF SURVEY MAP.

ALSO EXCEPTING THEREFROM THAT PORTION WITHIN PUBLIC STREET.

SAID EASEMENT WAS ACCEPTED BY A RESOLUTION
 EXECUTED BY: MCDONNELL DOUGLAS CORPORATION, A
 CORPORATION
 RECORDED: DECEMBER 12, 1975 AS INSTRUMENT NO. 2937

28. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO
 AS SET FORTH IN A DOCUMENT
 GRANTED TO: MCDONNELL DOUGLAS CORPORATION
 PURPOSE: TRAFFIC CONTROL DEVICES
 RECORDED: AUGUST 6, 1981 AS INSTRUMENT NO.
 81-789314, OFFICIAL RECORDS

AFFECTS: THAT PORTION OF THE 639.07 ACRE PARCEL
 ALLOTTED TO GUADALUPE M. DOMINQUEZ IN THE
 PARTITION OF THE RANCHO SAN PEDRO AS PER
 DECREE HAD IN CASE NO. 3284 OF THE
 SUPERIOR COURT IN AND FOR THE STATE OF
 CALIFORNIA, IN THE COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF WESTERN AVENUE 100 FEET WIDE WITH THE CENTERLINE OF 223RD STREET 60 FEET WIDE AS SHOWN ON THE MAP OF TRACT NO. 4983 RECORDED IN BOOK 58 PAGES 80 THROUGH 85 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY THENCE NORTH 0° 22' 04" WEST, 977.16 FEET ALONG THE CENTERLINE OF SAID WESTERN AVENUE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID COUNTY TO THE CENTERLINE INTERSECTION OF A PRIVATE DRIVEWAY; THENCE NORTH 89° 37' 56" EAST, 121 FEET ALONG THE CENTERLINE OF SAID PRIVATE DRIVEWAY TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 22' 04" EAST, 53 FEET; THENCE SOUTH 89° 37' 56" WEST 40 FEET; THENCE SOUTH 44° 37' 56" WEST, 23.84 FEET TO THE EASTERLY LINE OF WESTERN AVENUE 100 FEET WIDE; THENCE NORTH 0° 22' 04" WEST 144 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 45° 22' 04" EAST, 38.18 FEET; THENCE NORTH 89° 37' 56" EAST, 44 FEET; THENCE SOUTH 0° 22' 04" EAST, 33 FEET TO THE TRUE POINT OF BEGINNING.

29. A COVENANT AND AGREEMENT

EXECUTED BY:

MCDONNALL DOUGLAS CORPORATION

IN FAVOR OF:

CITY OF LOS ANGELES

RECORDED:

MARCH 31, 1986 AS INSTRUMENT NO.

86-396577, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

THE REQUIRED ONE-HOUR CORRIDOR CONSTRUCTION BE WAIVED FOR THE PATHS OF EXITING FROM A PROPOSED 54' X 114' LUNCH ROOM, TO BE CONSTRUCTED WITHIN A EXISTING ONE-STORY AIRCRAFT PARTS MANUFACTURING BUILDING AND #2, ALLOW THE MAXIMUM DISTANCE OF TRAVEL TO EXTERIOR EXIT DOORS FROM THE PROPOSED LUNCH ROOM FACILITY TO BE UP TO APPROXIMATELY 253' IN LENGTH, IN LIEU OF THE MAXIMUM ALLOWED 200' ON SAID PROPERTY WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY THAT THE LUNCHROOM WILL BE USED BY EMPLOYEES ONLY AND 24-HOUR SECURITY PERSONNEL WILL BE PROVIDED IN THE BUILDING.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

30. A COVENANT AND AGREEMENT

EXECUTED BY:

IN FAVOR OF:

RECORDED:

MCDONNELL DOUGLAS CORPORATION

CITY OF LOS ANGELES

DECEMBER 19, 1986 AS INSTRUMENT NO.

86-1773237, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES:

A BUILDING PERMIT FOR THE CONSTRUCTION OF AN OVERSIZED BUILDING ON SAID PROPERTY, WE THE OWNERS DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY, PURSUANT TO SECTION 91.0506(K) OF THE LOS ANGELES MUNICIPAL CODE, TO MAINTAIN ON SAID PROPERTY, A YARD OF 50 FEET IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY, AS SHOWN ON THE ATTACHED PLOT PLAN.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES APPROVES ITS TERMINATION.

31. WATER RIGHTS, CLAIMS OR TITLE TO WATER.

NOTE: THE ABOVE ITEM WILL ONLY BE SHOWN IN A.L.T.A. POLICIES TO BE ISSUED.

32. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, AS DISCLOSED BY INSPECTION, AND INVESTIGATION.

THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.

33. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR BY A SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

AN INSPECTION OF SAID LAND HAS BEEN ORDERED; UPON ITS COMPLETION WE WILL ADVISE YOU OF OUR FINDINGS.

END OF SCHEDULE B

July 29, 1991

AB 512 FUNDING NOTIFICATION

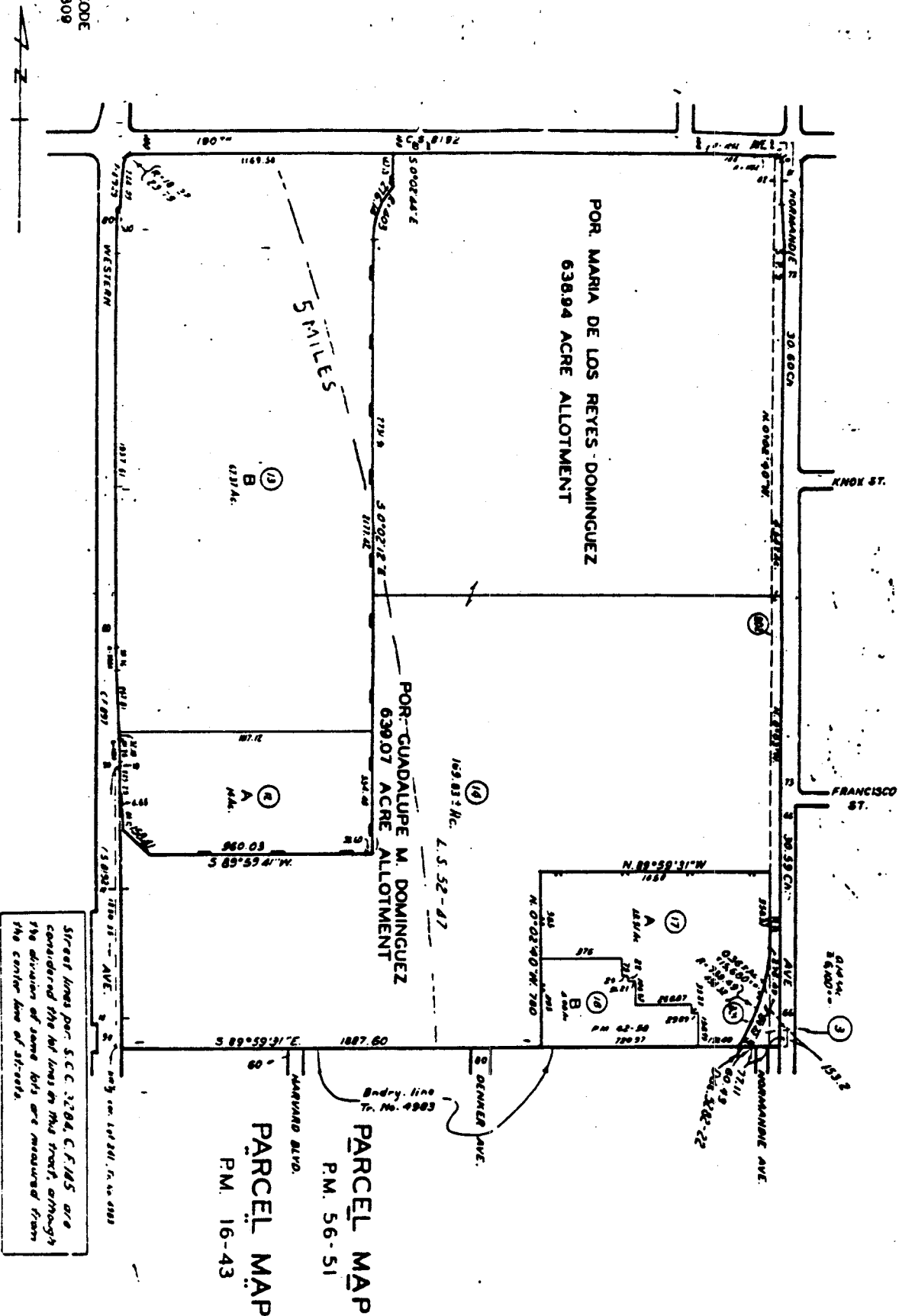
NOTICE:

INSURANCE CODE SECTION 12413.1 (AB 512, CHAPTER 598 OF THE LAWS OF 1989) PROHIBITS THE DISBURSEMENT OF FUNDS (AND HENCE, THE CLOSING OF TRANSACTIONS CONTINGENT ON CONCURRENT DISBURSEMENTS) UNLESS SUCH FUNDS ARE AVAILABLE FOR COLLECTION IN ACCORDANCE WITH THE SCHEDULE SET FORTH THEREIN, CUSTOMERS ARE STRONGLY ADVISED TO FAMILIARIZE THEMSELVES WITH THE AVAILABILITY SCHEDULE AND TO NOTE, IN PARTICULAR, THAT ONLY DEPOSITS MADE TO THE COMPANY'S ACCOUNTS BY CASH AND WIRE TRANSFER ENJOY SAME-DAY AVAILABILITY. RECORDINGS MAY NEVERTHELESS TAKE PLACE DESPITE A SHORTAGE IN AVAILABLE FUNDS IF THE PARTIES TO THE TRANSACTION HAVE PROVIDED WRITTEN CONSENT TO DELAYED DISBURSEMENT. THE CONSENT FORM REQUIRED BY THE COMPANY IS AVAILABLE UPON REQUEST FROM YOUR TITLE OFFICER OR SALES REPRESENTATIVE.

FOR YOUR INFORMATION OUR WIRING INSTRUCTIONS ARE AS FOLLOWS:

**GUARDIAN BANK
800 S. FIGUEROA ST.
LOS ANGELES, CA 90017**

**ACCT #001 721321-40 ABA 122040427
REF: CONTINENTAL LAWYERS TITLE
ORDER NUMBER:**



PART OF THE
RANCHO SAN PEDRO
WHICH WAS ALLOTED TO MANUEL DOMINGUEZ

S.C.C. 3284

C.F. 145

THIS IS NEITHER A PLAT NOR A SURVEY IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE HEREON.

LEGAL DESCRIPTION

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT 4983, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 80 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, AS DESCRIBED IN THAT CERTAIN DEED TO THE UNITED STATES OF AMERICA, RECORDED AS DOCUMENT 1720 IN BOOK 40472 PAGE 23 OF OFFICIAL RECORDS, OF SAID LOS ANGELES COUNTY; THENCE WESTERLY ALONG THE LINE DESCRIBED IN PARCEL "A" OF SAID DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS 1050 FEET; THENCE SOUTH $0^{\circ} 02' 40''$ EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 780 FEET; THENCE NORTH $89^{\circ} 59' 31''$ WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1887.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY FILED IN BOOK 52 PAGE 47 RECORDS OF SURVEY OF SAID LOS ANGELES COUNTY; THENCE NORTH $0^{\circ} 22' 04''$ WEST 1230.35 FEET ALONG SAID EASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL NO. 1 OF THE QUITCLAIM DEED OF HARVEY ALUMINUM, INC., IN BOOK D-586 PAGE 796, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, HAVING A BEARING OF SOUTH $89^{\circ} 37' 56''$ WEST, AND A DISTANCE OF 10.00 FEET; THENCE NORTH $89^{\circ} 37' 56''$ EAST, 10.00 FEET; THENCE CONTINUING ALONG THE LINE DESCRIBED IN PARCEL NO. 1 OF SAID DEED RECORDED IN BOOK D-586 PAGE 796 OF SAID OFFICIAL RECORDS SOUTH $0^{\circ} 22' 04''$ EAST 172.51 FEET; THENCE NORTH $89^{\circ} 37' 56''$ EAST 6.55 FEET; THENCE SOUTH $0^{\circ} 22' 04''$ EAST 84.12 FEET; THENCE SOUTH $45^{\circ} 11' 14''$ EAST 158.41 FEET; THENCE NORTH $89^{\circ} 59' 41''$ EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED IN BOOK D-586 PAGE 796; THENCE NORTH $89^{\circ} 58' 11''$ EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, 33.60 FEET; THENCE ALONG THE EASTERLY LINE OF SAID

PARCEL NO. 2 NORTH $0^{\circ} 02' 12''$ WEST 2731.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 403.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ} 15' 34''$ A DISTANCE OF 276.14 FEET TO A POINT, A RADIAL THROUGH SAID POINT BEARS NORTH $50^{\circ} 56' 38''$ WEST, THENCE LEAVING SAID CURVE NORTH $0^{\circ} 02' 44''$ WEST 161.13 FEET

ORDER NO. 4085055-39

TO A POINT IN THE SOUTHERLY LINE OF 190TH STREET 66 FEET WIDE, AS SHOWN IN BOOK 52 PAGE 47 RECORD OF SURVEY OF SAID LOS ANGELES COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL NO. 2 OF SAID QUITCLAIM DEED RECORDED IN BOOK D-586 PAGE 796; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET NORTH 89° 56' 46" EAST 1729.56 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FIRST-MENTIONED 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID WESTERLY LINE OF SAID 50-FOOT RIGHT-OF-WAY SOUTH 0° 02' 40" EAST 3232.35 FEET TO THE POINT OF BEGINNING.

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1988

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-21-87) AND AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-21-87) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

3. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - a notice of exercising the right appears in the public records
 - on the Policy Date
 - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - that are created, allowed, or agreed to by you
 - that are known to you, but not to us, on the Policy Date – unless they appeared in the public records
 - that result in no loss to you
 - that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - to any land outside the area specifically described and referred to in Item 3 of Schedule A
 - or
 - in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-21-87) AND AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-21-87) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.

CONTINENTAL LAWYERS TITLE COMPANY
A WHOLLY OWNED SUBSIDIARY OF
LAWYERS TITLE INSURANCE CORPORATION
800 EAST COLORADO BOULEVARD
PASADENA, CALIFORNIA 91101
(818) 304-0040

PATRICK & WOOD ATTORNEYS
18400 VON KARMAN #610
IRVINE, CA 92715

ATTENTION: PATRICK WOOD

YOUR NO. COMSTOCK
ORDER NO. 4085055-39

DATED AS OF JULY 24, 1991 AT 7:30 A.M.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE
INSURANCE

CONTINENTAL LAWYERS TITLE COMPANY

HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF
THE DATE HEREOF, A LAWYERS TITLE INSURANCE CORPORATION POLICY OR POLICIES
OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN
HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY
REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN
EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE
PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR
POLICIES ARE SET FORTH IN THE ATTACHED LIST. COPIES OF THE POLICY FORMS
SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS
REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR
THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND
NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED
PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR
COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 [X]
2. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (4/6/90) []
3. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY []
(6-1-87)
4. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (4/6/90) []


TITLE OFFICER ROBERT LOERA EXT - 430